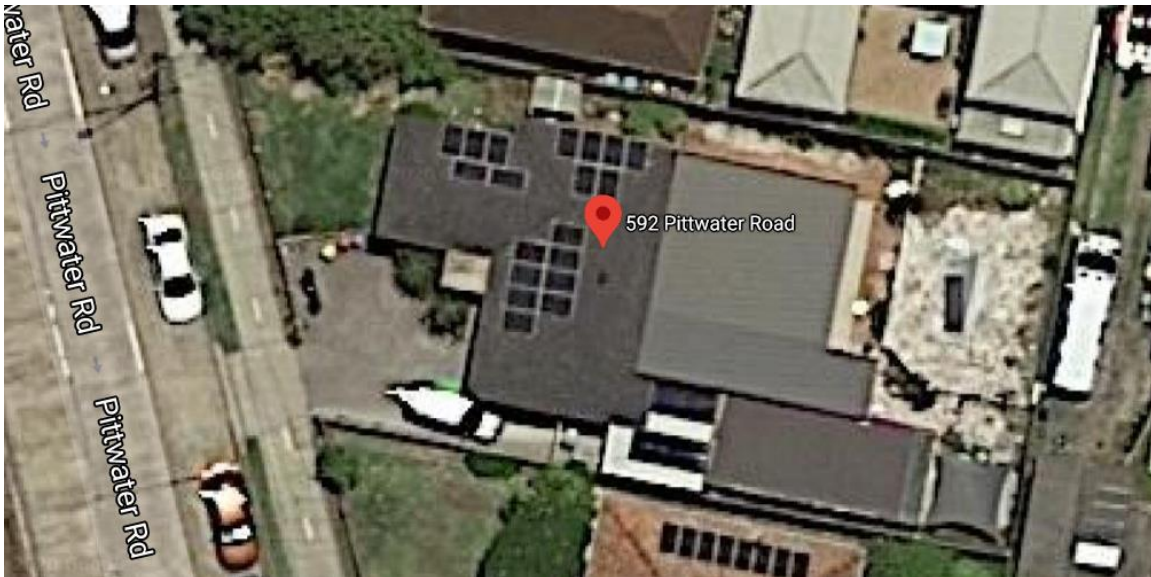


STATEMENT OF ENVIRONMENTAL EFFECTS

CHANGE OF USE OF EXISTING GARAGE AT 592 PITTWATER ROAD, NORTH MANLY.



INTRODUCTION

This document has been prepared in order to provide supporting information for application for the change of use of current attached garage to a habitable studio at: 592 Pittwater Rd, North Manly.

In preparing this document, consideration has been given to the following issues:

- Environmental Planning and Assessment Act, 1979
- Warringah LEP 2011
- Warringah DCP 2011
- Canterbury local Environment Plan 2012
- Environmental Planning and Assessment Regulation, 2000
- BCA 2016

SITE DESCRIPTION

The site at the present time consist of single story brick dwelling with tile roof and metal roof.

The site is bare of any dense vegetation, and there have been three trees located on the site.

The land has a consistent fall from rear of site towards Pittwater Rd, approximately 3 meters over 38 meters from the Eastern boundary to the western boundary.

The two immediate adjoining properties consist of single-story dwellings, with tiled roof on the northern and southern of the site.

PROPOSAL

This proposal consists of change of use for the current garage into a habitable studio and relocation of the existing timber shed to the eastern south of site.

Also, this application seeks for existing fence in front of allotment to be remained to avoid excessive noise from Pittwater road and provide acoustic comfort for occupants.

VEHICLE ACCESS AND PARKING

This development accommodates 2 on site car spaces in front of garage.

Access into and out of the site will be via a 3.1m wide driveway at the street boundary from Hampden road.

Due to the nature of the site, turning on the site has been provided so that forward exist motion could be done.

CONCLUSION

The proposed development has been designed to meet all of the objectives and requirements of the planning instruments, codes and guide lines. This we believe has been achieved both in spirit and intent.

The development as proposed will assist toward fulfilling all perceived requirements within the City due to changes in household size and composition of compact quality residential dwelling containing specified feature while maintaining the character of high density residential area.

It is believed that the proposed development is kept within the stated objectives:

- For the orderly, economic and optimum utilisation of urban land, whilst preserving and enhancing the amenity and environment character with the City.
- Widen the range of housing types within the City

- To promote the more efficient use of existing services and community facilities.

Utilising the land to provide additional residential accommodation, these two attached dwellings have been designed to meet all Council's guide lines, whilst minimising the impact upon the streetscape and neighbouring properties.

We feel that this proposal will have no adverse effects to the character of residential development in the immediate vicinity, and seek Council to consider this application favorably.